

DOUBLE STOREY MEDIUM DENSITY INCLUSIONS

STRUCTURAL, FOUNDATIONS & CONNECTIONS

FOUNDATIONS

- Engineered designed waffle pod slab (excluding Afresco & porch)
- Land survey & soil test
- All earthworks

COUNCIL & OH&S REQUIREMENTS

- OH&S requirements and certifications
- All building permits & compliance inspections
- Crossover protection & silt sediment control where applicable
- Temporary site fencing, rubbish cage & scaffold hire
- Warranty Insurance & Occupancy certificate

CONNECTIONS

- 1x external water tap to rear in addition to mains metered water tap
- Connection of services - water, gas, electricity, 100mm sewer, 100mm stormwater and telephone conduit
- Termite protection - where applicable

FRAME

- MGP 10 stabilised pine 90mm wall frames and engineer designed roof trusses

EXTERNAL CLADDING

- Autoclaved Aerated Concrete (AAC) Masonry system OR Masterwall to front and rear walls, with feature render(plan specific)
- Approved fire rated wall board system to boundary walls
- Lightweight timber look cladding to feature areas of the facade(plan specific)

ROOFING MATERIAL

- Colorbond® metal roof from selected builder's range
- 2 degree pitch
- Colorbond® or similar gutters, fascia & downpipes

PAINTWORK EXTERNAL

- Low sheen acrylic paint to all external surfaces
- Semi-gloss enamel paint to front entry door
- Flat acrylic paint to eaves (if applicable)

WINDOWS

- Powder coated aluminium double glazed awning windows to front elevation and remainder of home (facade specific)
- Powder coated aluminium double glazed sliding doors to remainder of home (design specific)
- Keyed window locks to all openable windows
- Aluminium framed flyscreens to all openable windows with fibreglass mesh

FRONT DOOR

- Feature front entry door with translucent insert
- Trilever 890 TLE door handle with built in dead lock

GARAGE

- Concrete floor, plaster lined ceiling & part internal walls
- Colorbond® panel lift remote control garage door with two handsets
- Weatherproof hinged flush panel access door to rear garage and laundry doors powder coated aluminium door frames

WARRANTIES & GUARANTEES

- 7 year structural guarantee
- All manufacturers warranties and insurances during the build

INTERNAL DETAILING

SKIRTING & ARCHITRAVES

- 67mm x 12mm primed single bevel skirtings
- 67mm x 12mm primed single bevel architraves
- 75mm cove cornice

CEILING HEIGHT

- 2590mm ceiling height to ground floor
- 2440mm ceiling height to first floor

STAIRCASE

- MDF staircase with carpeted finish

INTERNAL PAINTWORK

- 3 coat paint system to walls
- Flat acrylic paint to ceilings
- Matt washable acrylic paint to internal walls
- 1 coat elite tricoat primer sealer
- 2 coat acrylic enamel ultratrim gloss to all internal woodwork and doors

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FLOORING & TILES

- Carpet to all bedrooms, ceramic tiles to wet areas and laminate floorboards to remaining living areas. Laminate flooring to be finished with external quads between floor and walls and expansion joints located as per manufacturers specification
- Wall tile layout - refer to working drawings

INTERNAL DOORS

- 2040mm high x 620mm - 870mm wide flush panel hinged doors with chrome lever door furniture or cavity sliding doors with flush pull door furniture (design specific)
- Privacy door handles to bathroom, WC(main) and master bedroom
- Air cushion door stops

ROBES

- One fixed melamine shelf with single hanging rail
- Quick slider robe doors to bedrooms

ELECTRICAL & 7 STAR

- Iconic double/single powerpoints throughout as per electrical plan
- Internal/External: Energy efficient LED downlights throughout - refer to electrical plan
- Self-sealing exhaust fans as per working drawings - vented externally where applicable or interlocked fan with delayed timer (design specific)
- Provide pre wired telephone point with wall plate
- Underground connection to supply pit
- 240v hardwired smoke detector with battery backup
- RCD safety switch and circuit breakers

SOLAR HOT WATER

- Solar gas boosted unit - 175L hot water unit or 20 litre continuous hot water with recycled water (as per developer guidelines & detailed working drawings)

INSULATION - 7 STAR(MINIMUM)

- R3.5 insulation to ceiling
- Sisalation foil wrap
- R2.5 batts to all external walls

ENERGY & WHOLE OF HOME ASSESSMENT

- Independent 7-star energy report

- Solar PV System 2.5kw Photovoltaic solar system (battery ready) installed as per manufacturers recommendation including location

KITCHEN

- Laminated cabinets with melamine finish to all internal surfaces
- 20mm stone benchtop with arris edge finish
- 16mm shadowline
- 600mm stainless steel oven & cooktop
- 600mm stainless steel canopy rangehood - ducted externally
- Stainless steel dishwasher
- Single undermount sink

LAUNDRY

- Designer 40mm mixer with chrome finish
- 30L or 45L stainless steel bowl, powder coated steel cabinet with sink mixer and wall mounted washing machine stops to laundry (design specific)

BATHROOM & ENSUITE

- 20mm Vitrified Compact Surface benchtop to bathroom & ensuite
- Mixer with wall mounted spout to bath
- Tiled shower bases (size specific)
- Recessed tiled shower base to one shower predetermined to comply with NCC 2022
- No bottom rail to one shower to comply with NCC 2022.
- Shower screens - Polished silver frame with pivot door and clear laminated glass
- Designer hand held shower heads with mixers and adjustable shower rail
- White vitreous china toilet suite with concealed waste & dual flush cistern
- Toilet roll holder - design specific
- Polished edge mirrors to full width of vanities
- Towel rails

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DRIVEWAY/CONCRETE

- Coloured through concrete driveway, porch, paths & alfresco

LETTERBOX

- Letterbox - rendered or timber

CLOTHESLINE

- Wall, fence or ground mounted single fold down clothesline

FIBRE OPTIC PROVISION

- Fibre optic provision - Includes 2 No. data points, underground conduit from communications pit to metre box, internal conduit from metre box to inside of garage & double powerpoint (if available to estate)

FENCING

- Side & rear fencing (developer & site plan specific)

WINDOW FURNISHINGS

- Block out blinds to all openable windows including sliding doors - excluding obscure glazed windows

SPLIT SYSTEM

- 7.0kW Braemar split system air conditioning unit - one condenser with two heads (refer to plan for location)

TV ANTENNA

- Digital TV antenna/aerial to roof - includes 2 way splitter (if there is no fibre optic)

LANDSCAPING

- Drought resistant garden with plants to front and rear yards
- 2 external garden taps

RETAINING WALLS

- Retaining walls for permit & certificate of Occupancy (excludes retaining walls for landscaping purposes)

AND MUCH MORE!

FITTINGS

Luxe fittings selected to make each home modern and inspirational. Selected based on in-depth research on each manufacturer to ensure the quality of the fittings are equipped to meet modern living standards.



1.



2.



3.



4.



5.

1. Bath
RD1675 Louve SQ Inset Bath Tub 1675mm

4. Bath Mixer
ZBAS2202 Luna Bath & Shower Mixer Chrome

2. Vanity Basin
EV75112 Virtue Insert Ceramic Basin

5. Vanity Mixer
ZBAS2201 Luna Basin Mixer Chrome

3. Shower Rose & Mixer
141708 Aurora Rail Shower
ZBAS2202 Luna Bath & Shower Mixer Chrome

APPLIANCES



1.



2.



3.



4.



5.



6.

1. Kitchen Sink

Sagi Cove 760 Handmade Double Bowl Undermount Sink COSI760IUDB

2. Kitchen Mixer

Z6608 Rondo RND Pin Handle U Shape Sink Mixer

3. Oven

TB60FDTSS-5 Bellissimo by Technika Built in stainless steel oven 600mm

4. Hotplate

TB64GWFSS-4 Bellissimo by Technika S/S Gas Cooktop with lightweight enamel Trivets 600mm

5. Rangehood

CHEM52C6S-5 Technika 600mm S/S Canopy

6. Dishwasher

TBD4SS-5 Bellissimo by Technika 600mm S/S Freestanding Dishwasher

Joinery

Formica finish to doors and drawers
Builder range of handles

Benchtop

20mm reconstituted stone
with arris edge profile

Pantry

4 x 450mm deep white melamine shelves
2040mm redicoat flush panel hinged door/s
(design specific)